

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

### for August 30, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Change of Zone #06050 - St Fidelis/Pius X

**PROPOSAL:** From R-1 Residential to R-1 Residential Planned Unit Development (PUD)

**LOCATION:** Eldon Drive and A Street

**LAND AREA:** Approximately 3.87 acres

**EXISTING ZONING:** R-1 Residential

**CONCLUSION:** The uses proposed are all allowed in the R-1 district as either permitted, conditional or special uses except for temporary lodging for family of patients in long-term care and offices. Regarding the proposed uses the primary concern is whether the required amount of off-street parking can be provided on site to accommodate them. The former Clark-Jeary assisted living facility building lends itself to being occupied by the mix of uses proposed, and the surrounding neighborhood should not be significantly impacted as a result. Subject to the conditions of approval, this request complies with the Zoning Ordinance and Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Block 4, Eastridge 5<sup>th</sup> Addition

**EXISTING LAND USE:** Assisted living facility.

### **SURROUNDING LAND USE AND ZONING:**

North:	Single-family Residential	R-1
South:	Church/Parking Lot	R-1
East:	Single-family Residential, Church/Parking Lot	R-1
West:	Pius X High School	R-1

**HISTORY:** Administrative Amendment #06080 - Approved August 9, 2006 for an additional 42 parking spaces at the southwest corner of the site.

**Special Permit #429** - Approved in 1968 to allow a 44-unit addition onto the existing assisted living facility.

**Special Permit #167** - Approved in 1959 to allow a 65-unit assisted living facility.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

### **Page F17 - Guiding Principals for the Urban Environment**

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.

**Page F25 - The Land Use Map designates urban residential land uses for this site.**

## **ANALYSIS:**

1. The site is zoned R-1, and special permits for an assisted living facility were approved in 1959 and 1968. An administrative amendment to the special permit was recently approved authorizing an additional 42 parking spaces.
2. The Catholic Bishop of Lincoln (CBOL) has purchased the property to provide for the expansion of Pius X High School, anticipated to occur within the next ten years. The expansion will likely utilize all the land and/or buildings on the site.
3. This PUD proposes a range of uses consistent with the mission of CBOL, and that will allow the facility to be utilized for uses in addition to an assisted living facility until it is fully occupied by Pius X.
4. The application includes a list of proposed uses and a list of initial uses. The initial uses include educational uses accessory to Pius X, a dwelling for members of a religious order for both a convent and summer-only seminary, an early childhood care facility for up to 15 children, and administrative offices for Catholic Social Services.
5. The site plan shows 133 parking spaces, and indicates that 42 of them will be dedicated for use by students or staff at Pius X. The uses allowed at any one time should not create a combined parking demand that exceeds the remaining 91 spaces. Based upon the initial uses shown, 91 spaces are required, and the uses and parking requirements are shown in the attached land use/parking matrix.
6. The primary concern with the PUD is ensuring adequate parking is provided based upon use. A land use/parking matrix is included in the plan that shows current uses, floor area (or other applicable parking demand criteria), and required parking. As

uses change over time the matrix must be updated to ensure demand does not exceed available spaces. There are several notes associated with the matrix, and #5 indicates that all required parking will be provided as the matrix is amended to include any of the permitted uses.

7. The floor plans provided indicate how the building will be used by the proposed initial uses.
8. An early childhood care facility is made a permitted use with this PUD, however there are applicable Design Standards that apply. It should be noted that no Design Standards are waived with this PUD, so they apply where appropriate.
9. The uses allowed by Special Permits #167 and #429 are included among the list of permitted uses. As a result, and those special permits are redundant and should be rescinded by this PUD.

#### **CONDITIONS OF APPROVAL:**

##### **Site Specific:**

1. This approval permits a planned unit development for the uses listed in the attached development plan.

##### **General:**

2. The construction plans comply with the approved plans.

##### **Standard:**

3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the building all development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
  - 3.3 The site plan accompanying this plan unit development shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 3.4 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 60 days following the approval of the change of zone, provided, however, said 60-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the ordinance approving the change of zone and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
4. The site plan as approved with this ordinance voids and supersedes all previously approved site plans, and Special Permits #167 and 429 are hereby rescinded.

Prepared by:

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Brian Will, 441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
August 17, 2006

**OWNER:** The Catholic Bishop of Lincoln  
PO Box 80328  
Lincoln, NE 68501  
402.488.0921

**APPLICANT:** Monsignor Timothy Thorburn  
PO Box 80328  
Lincoln, NE 68501  
402.488.0921

**CONTACT:** Rocky Weber  
134 South 13<sup>th</sup> Street Ste 400  
Lincoln, NE 68508  
402.434.7300



2005 aerial

## Change of Zone #06050 'A' Street and Eldon Drive

### Zoning:

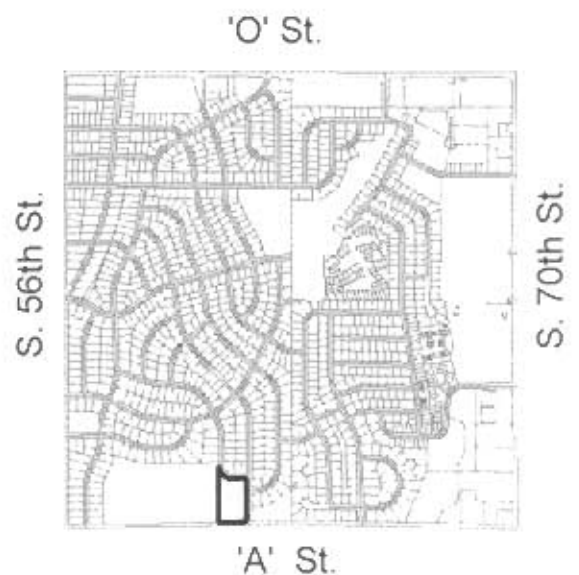
R-1 to R-8 Residential District

AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 28 T10N R07E



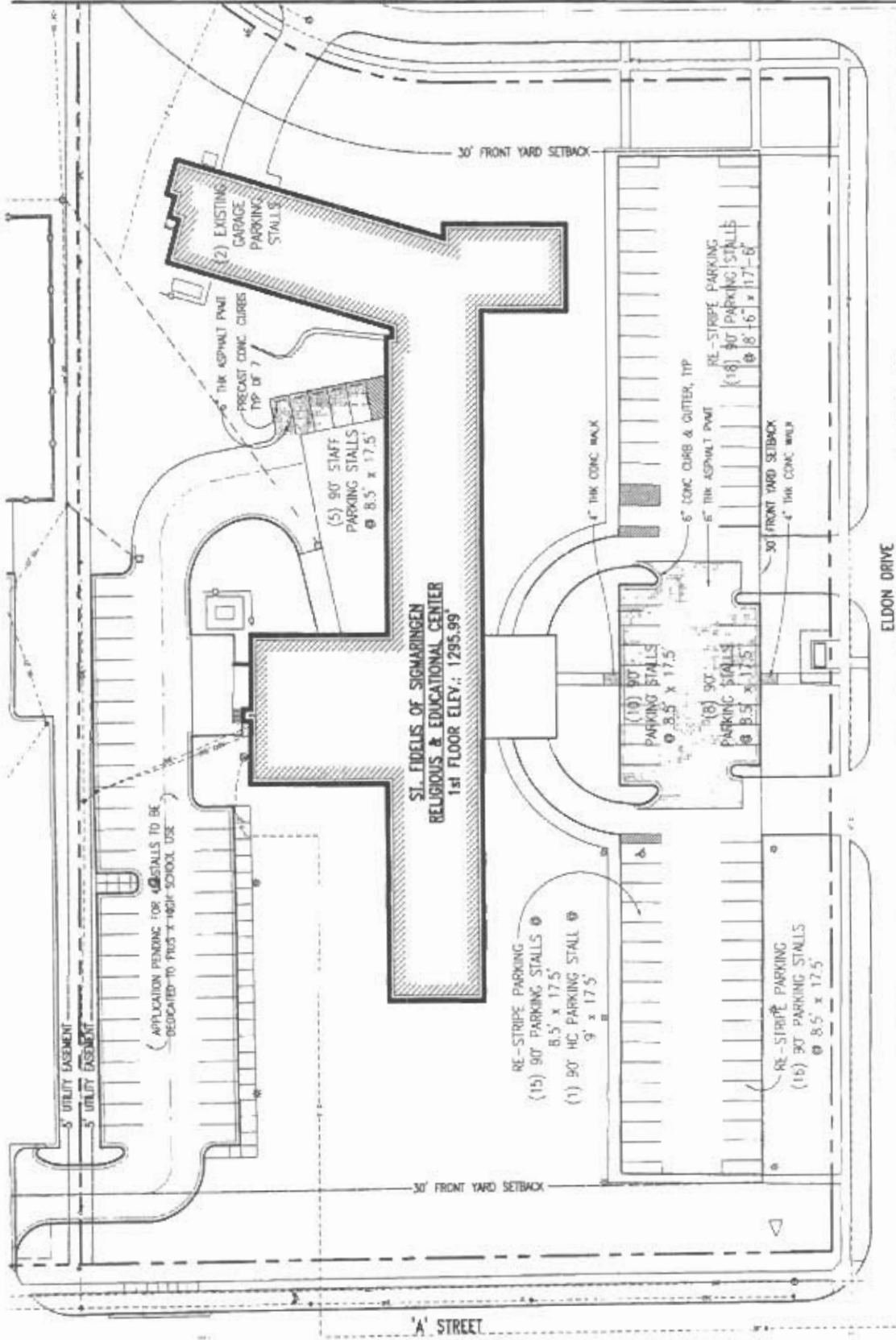
Zoning Jurisdiction Lines  
City Limit Jurisdiction



Lincoln - Lancaster County Planning Dept



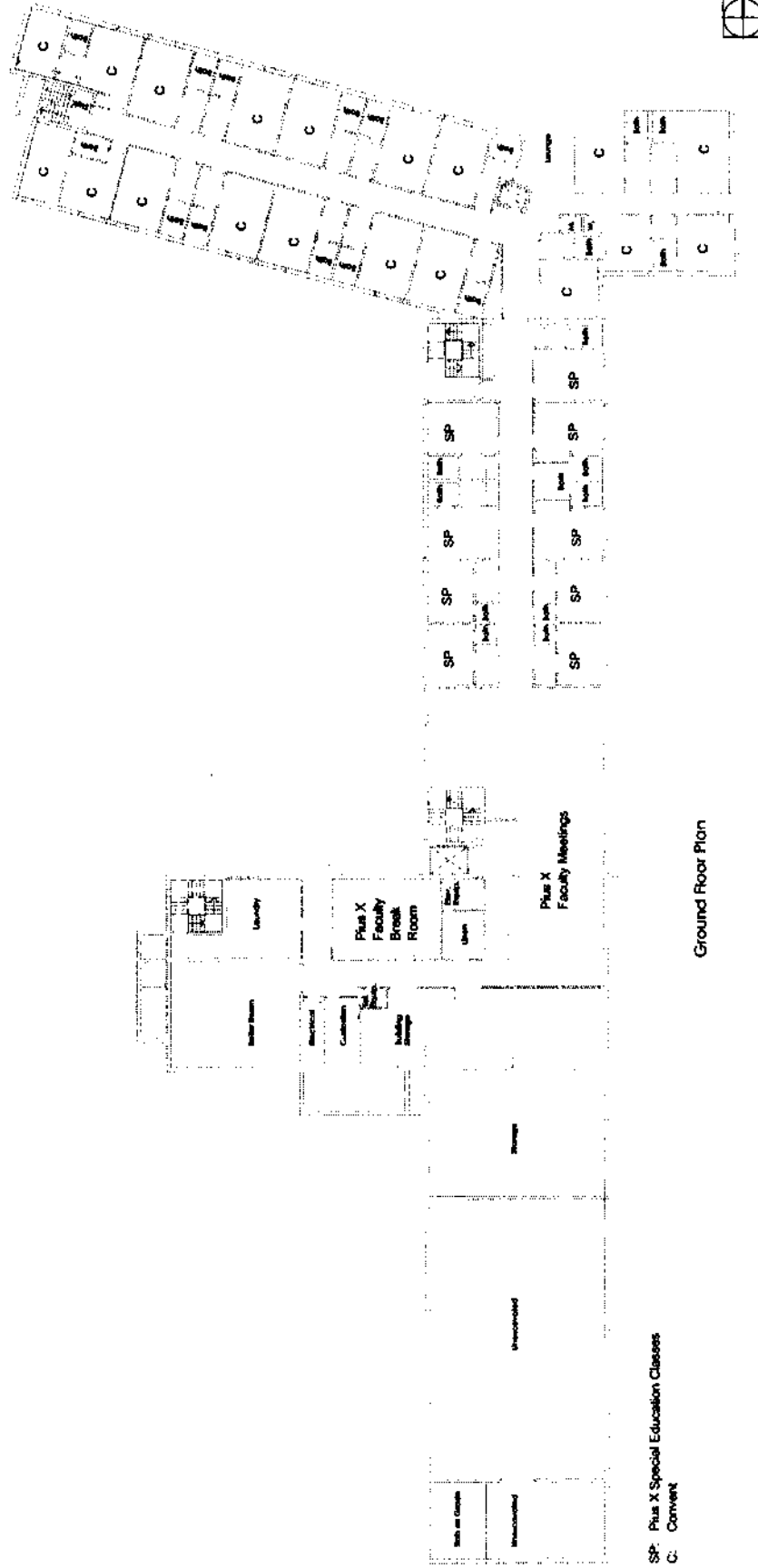
Vehicular Map & Zoning Class



**SITE LAYOUT PLAN**

SCALE: 1"=40'-0"





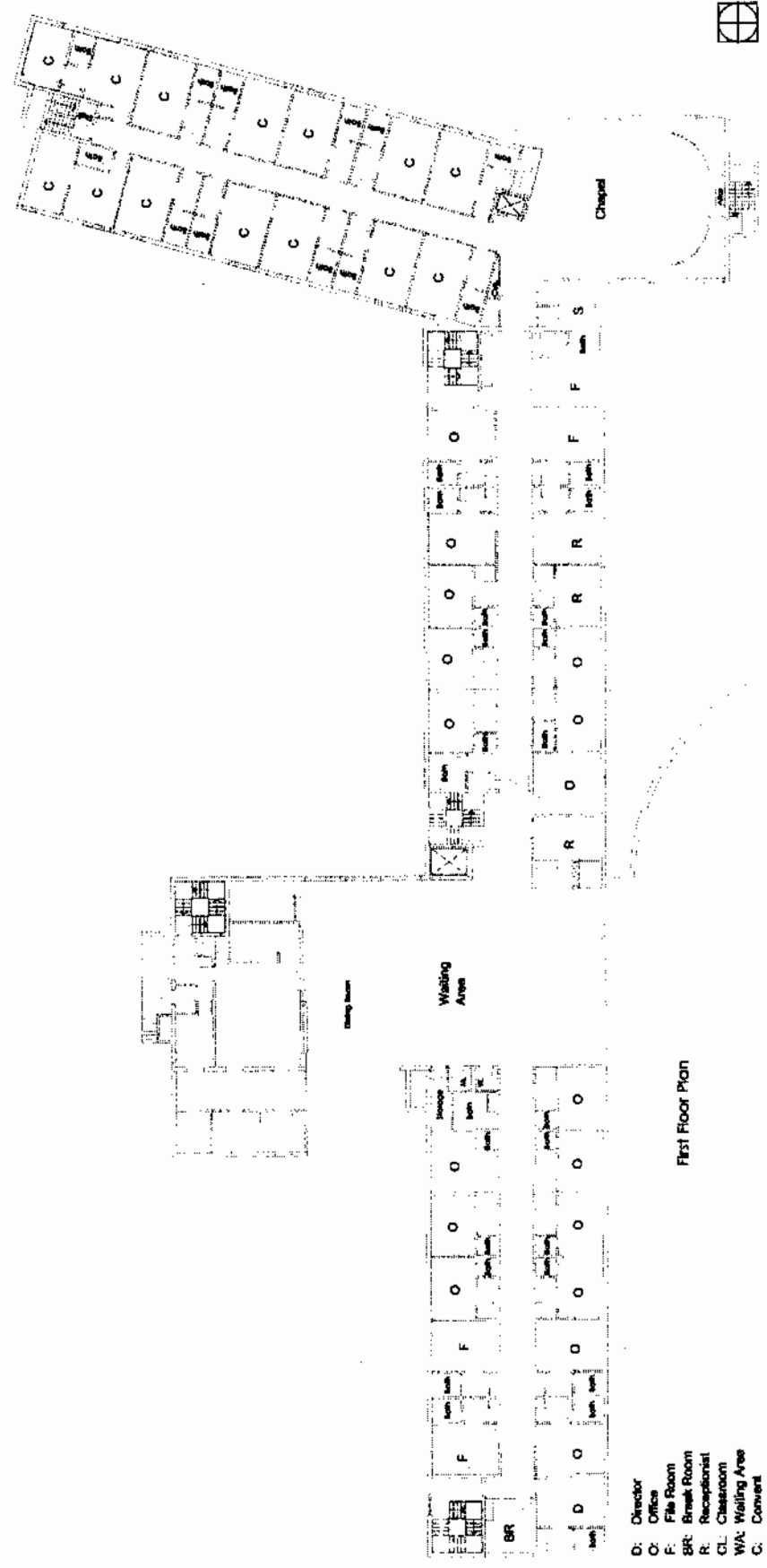
Ground Floor Plan

SP: Plus X Special Education Classes  
C: Convent

**Clark Jeary**

**Floor Plan**  
Scale - 1" = 24'-0"  
Date - 7.07.06

SINCLAIR|hille  
architects



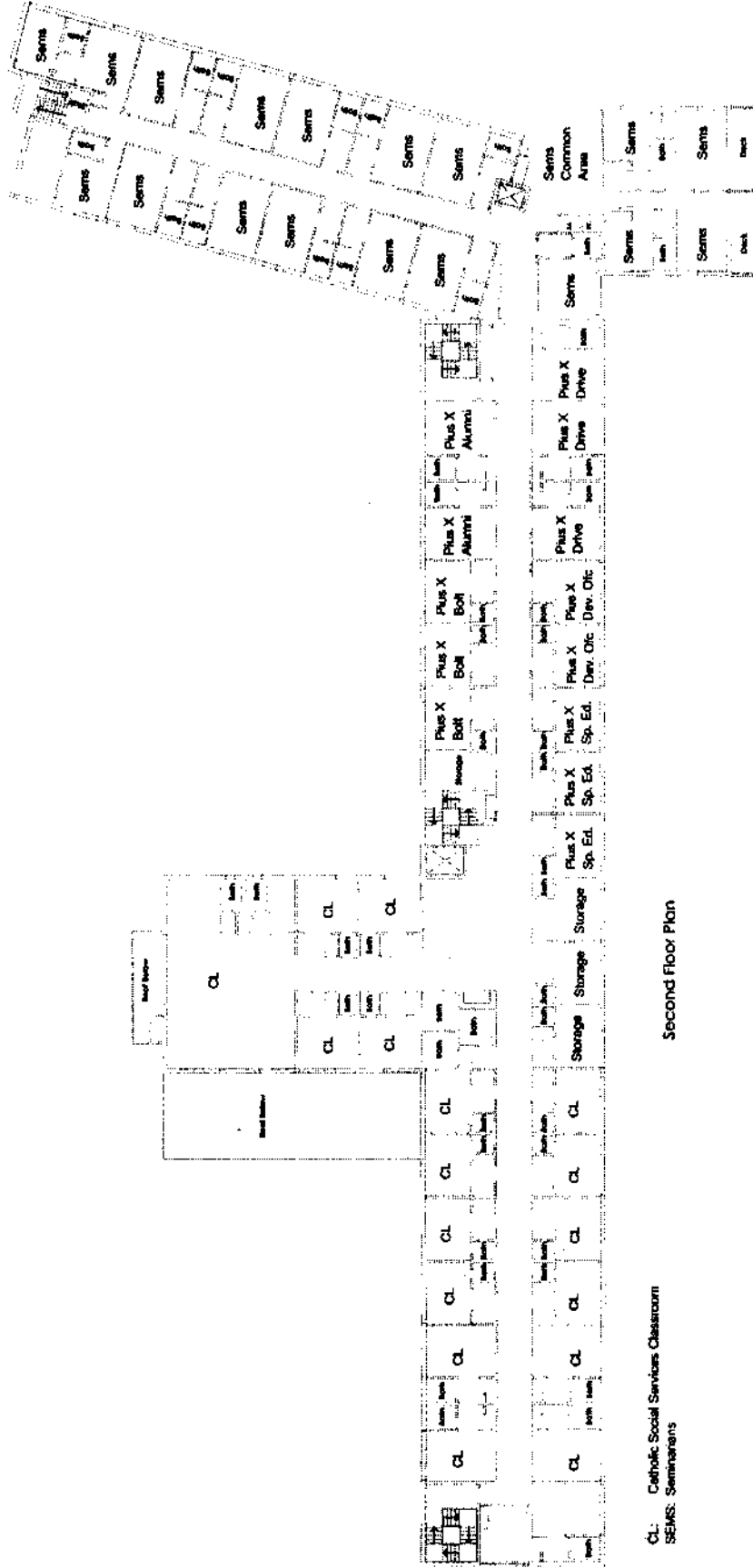
First Floor Plan

Clark Jeary

Floor Plan  
Scale - 1" = 24'-0"  
Date - 7.07.06



SINCLAIR|hille  
architects



Second Floor Plan

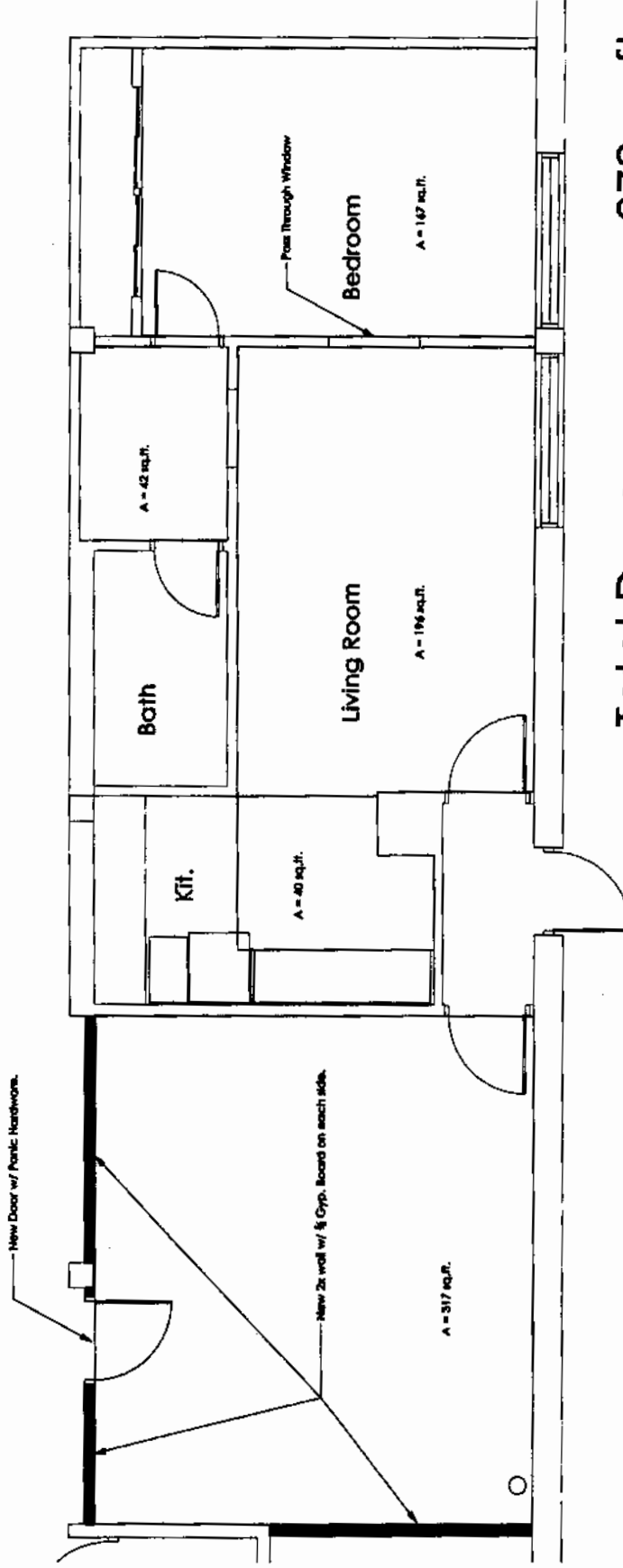
CL: Catholic Social Services Classroom  
SEMS: Seminars



Clark Jeary

Floor Plan  
Scale - 1" = 24'-0"  
Date - 7.07.06

SINCLAIR *hille*  
architects



Total Daycare area = 972 sq.ft.



Basement Plan  
Scale - 1" = 4'-0"  
Date - 5.19.06

Mary Queen of Mercy  
Daycare

North Wing Basement

LAW OFFICES

**CROSBY GUENZEL LLP**

FEDERAL TRUST BUILDING  
134 SOUTH 13<sup>TH</sup> STREET, SUITE 400  
LINCOLN, NEBRASKA 68508  
TELEPHONE: (402) 434-7300  
FACSIMILE: (402) 434-7303

WRITER'S E-MAIL: RCW@CROSBYLAWFIRM.COM

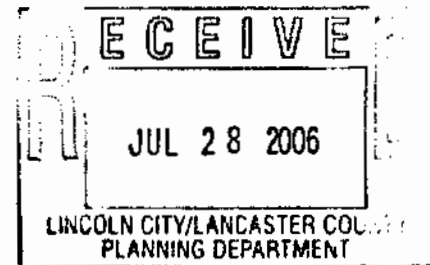
WILLIAM D. KUESTER  
STEVEN G. SEGLIN  
ROCKY C. WEBER  
DAVID A. JARBURKE  
WILLIAM R. KUTILEK  
RICHARD L. RICE  
THOMAS E. JEFFERS

ROBERT C. GUENZEL (RETIRED)  
THEODORE L. KESSNER (RETIRED)

ROBERT B. CROSBY (1911-2000)  
THOMAS R. PANSING (1917-1973)  
DONN E. DAVIS (1920-1988)

July 28, 2006

Lincoln/Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508



Re: St. Fidelis of Sigmaringen Religious and Education Center  
1313 Eldon Dr. Lincoln, Nebraska  
(Formerly Clark Jeary Retirement Home)

Ladies/Gentlemen:

This office is legal counsel to The Catholic Bishop of Lincoln, a Nebraska Nonprofit Corporation.

With this correspondence, we are filing on behalf of the Catholic Bishop of Lincoln an Application for Change of Zone on the above captioned property to establish a Planned Unit Development District. The purpose of such a District would be to accommodate transitional uses of the property pending its ultimate use as part of the operations and activities of Pius X Catholic High School.

The details concerning this request are set forth in the materials that accompany the Application.

I have also enclosed a check from our Firm in the amount of \$500.00 for the filing fee and twelve additional copies of the Application and Development Plan.

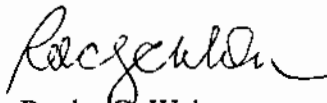
Please contact me regarding this Application if there are questions or if additional information is necessary.

July 28, 2006

Page 2

Sincerely,

CROSBY GUENZEL LLP

By   
Rocky E. Weber

CC: MSGR. TIMOTHY THORBURN  
MARSHA MORRISON  
FR. MIKE MORIN  
FR. JOHN PERKINTON

**APPLICATION FOR  
PLANNED UNIT DEVELOPMENT DISTRICT**

**St. Fidelis of Sigmaringen Religious and Educational Center**  
(Formerly Clark Jeary Retirement Home)  
1313 Eldon Drive, Lincoln, Nebraska

**Applicant:** The Catholic Bishop of Lincoln, a Nebraska Non-Profit Corporation

**Contact:** Rocky C. Weber  
Crosby Guenzel LLP  
134 S.13<sup>th</sup> St. Suite 400  
Lincoln, Nebraska 68508  
(402) 423-4409  
Fax: (402) 434-7303  
E-Mail rcw@crosbylawfirm.com

**Legal  
Description:** Eastridge 5<sup>th</sup> Addition, Block 4

**Property ID:** 17-28-337-001

**Zoning:** R-1

**Special Permits:** Special Permit #167. Approved 1959 to allow a 65 unit assisted living facility.

Special Permit # 429. Approved in 1968 to allow a 44 unit addition to the original 65 unit facility.

**Total Area:** 168,681 Sq. Ft. +/- 3.87 Acres

**Building Sq. Ft.:** Approximately 65,475.5

**Current Parking:** Currently: 133

Application for Amendment to Special Permit #429 has been approved for renovating existing parking lot to allow 91 stalls plus the construction of 42 stalls to be dedicated to Pius X High School use along the east boundary of the Property.

**Set Back:** The building envelope is within the required set back requirements and will not be altered unless or until Pius X High School should seek an amendment to the building envelope as a result of future building needs.

## DEVELOPMENT PLAN

The Applicant, The Catholic Bishop of Lincoln, a Nebraska Non-Profit Corporation ("CBOL") hereby applies for Planned Unit Development District Designation pursuant to Chapter 27.60 of the Lincoln Municipal Code on the Property owned by CBOL at 1313 Eldon Drive, Lincoln, Nebraska. The developed site as it currently exists is depicted on Attachment "A".

CBOL purchased the former Clark Jeary Retirement Home (the "Property") in 2004 to ultimately provide for the expansion of Pius X Catholic High School ("Pius") activities and operations. The former owner continued its retirement home operations until the Spring of 2006 when it moved to a new facility.

It is anticipated that over the next ten (10) years, as Pius undertakes expansion and remodeling, its need to utilize the land and/or building located on the Property will increase until such time as the use of the Property is exclusively that of Pius operations and activities. All activities and operations of Pius are allowed under the current R-1 Zoning District designation.

Until such time as Pius needs the entire Property, however, CBOL desires to utilize the Property for Pius operations and activities as increasingly necessary, as well as for other Diocesan needs. In order to offset costs, during the interim time period until full use by Pius is achieved, CBOL also desires to be able to lease, as necessary, portions of the building on the Property for uses consistent with the religious, charitable and educational mission and tenets of the Roman Catholic faith to offset its holding costs.

The Property is currently fully developed. CBOL does not plan to expand the current building on the Property. CBOL has filed an application to add additional parking along the east boundary that the Property shares with Pius. (Attachment B) Total parking on the site is intended to meet the parking space for the transitional uses allowed under this Development Plan. CBOL does not anticipate the need for any changes to the current utility services. Interior renovations, if any, will not be of such scale to impact the character of the existing neighborhood.

In order to accommodate the transitional uses of the Property until the Property is developed for full use by Pius, CBOL desires to establish a Planned Unit Development District on the Property to allow the following uses:

Upon the filing of this Application 64 neighboring property owners were contacted by CBOL and provided with a letter of explanation and a copy of the Application. A copy of the letter to neighbors and list of those property owners contacted are attached hereto as Attachment "G"

## PERMITTED USES

- A. All uses permitted pursuant to Sections 27.11.020, 27.11.030, 27.11.040 and 27.11.050 of the Lincoln Municipal Code, as amended *except* mobile home court, broadcast tower, cemetery, mobile home subdivision or alternative to imprisonment facilities.
- B. The uses allowed pursuant to Special Permits #167 and #429 respectively.
- C. Retreat Center of Pius X and other Diocesan High School Students.
- D. Lodging House for temporary housing for families with patients being treated in Lincoln area hospitals.
- E. Lodging House for temporary housing for persons undertaking outpatient treatment at Lincoln area hospitals.
- F. Office Space for the Administrative, Clinical and Educational Offices of Catholic Social Services.
- G. Summer Housing for Seminarian Students (graduate and post-graduate students for the Priesthood) in the Diocese of Lincoln.
- H. Early childhood care for up to 15 children.
- I. Dwellings for members of religious orders.
- J. Office space for Pius X Catholic High School administration and support.
- K. Expanded parking as necessary for Pius X Catholic High School.
- L. Office Building use as defined and limited by Section 27.03.470 of the Lincoln Municipal Code, as amended.
- M. Adult Care Center as defined and limited by Section 27.03.037 of the Lincoln Municipal Code, as amended.
- N. Administrative Offices as defined and limited by Section 27.03.035 of the Lincoln Municipal Code, as amended.
- O. Facilities for out-patient physical, vocational or rehabilitation therapy.
- P. Facilities in which disabled persons reside while receiving therapy, counseling or rehabilitation
- Q. Housing for the physically and mentally handicapped.
- R. Diocesan Technology Offices

All permitted uses will be consistent with the religious, charitable and educational mission of the Roman Catholic faith.

## INITIAL USES

CBOL has dedicated the Property for the following initial uses for the foreseeable future:

### **1. Pius X High School**

# Rooms	Approx. Sq. Ft.	# Staff	#Parking	Use Description
2	2nd Floor	2		Alumni
2	2nd Floor	2		Development Office
2	2nd Floor	2		BOLT Office
1	Basement			Faculty In-services
3	2nd Floor	3		Special Education
3	2nd Floor	3		CCS (Pius Drive)

**Total Pius X Use: 2<sup>nd</sup> Floor South Wing: 5,403 Sq. Ft.**  
**Basement South Wing: 11,202 Sq. Ft.**  
**Total Floor Area: 16,605 Sq. Ft.**

### **2. Sisters of Mary QM (Religious Order)/ Seminarian Summer Residence**

# Rooms	Approx. Sq. Ft.	#	#Parking	Use Description
15	Ground Floor 6,896	15		Convent
12	1st Floor 6,896			Convent
	Bsmt Floor 3,681			Convent
	Bsmt Floor 972			Convent
14	2nd Floor 6,896	<u>18</u>		Seminarian Res. (Summer Only)
		33	11 Total	
			1:3 Residents	

**Total North Wing: 25,360 Sq. Ft.**

### **3. Sisters of Mary Childcare Facility**

Basmt Floor North Wing 927 Sq. Ft. Up to 15 Children/ 1.5 Parking Stalls

### **4. Catholic Social Services**

	# Rooms	Approx. Sq. Ft.	#Staff	#Parking
Admin/Clinical Offices	25	1st Floor	13	79 1:300 Sq. Ft.
Educational Offices	21	2nd Floor		
(Total of 20-30 clients/daily)				

**Total 1st Floor South Wing: 16,083.5 Sq. Ft.**  
**Total 2nd Floor: South Wing: 7,492 Sq. Ft.**  
**Total Floor Area: 23,576 Sq. Ft.**

See Attachments "C" through "F" for designated space per occupant.



### LAND USE/PARKING MATRIX

	Floor Area	Daycare	Rel. Dwelling	CSS Offices	Pius X
<b>Basement</b>	<b>15,810</b>	<b>927</b>	<b>3,681</b>		<b>11,202</b>
<b>Ground</b>	<b>6,896</b>		<b>6,896</b>		
<b>1<sup>st</sup> Floor</b>	<b>22,979.5</b>		<b>6,896</b>	<b>16,083.5</b>	
<b>2<sup>nd</sup> Floor</b>	<b>19,492</b>		<b>6,896</b>	<b>7,193</b>	<b>5,403</b>
<b>Total</b>	<b>65,177.5</b>	<b>927</b>	<b>24,369</b>	<b>23,276.5</b>	<b>16,605</b>
<b>Parking</b>		<b>2</b>	<b>11</b>	<b>78</b>	<b>0</b>
		<b>Note 1</b>	<b>Note 2</b>	<b>Note 3</b>	<b>Note 4</b>

See Note 5.

### NOTES

1. Daycare parking requirement is based upon maximum of 15 children. The Staff are all members of the Sisters of Mary QM religious order and for purposes of parking the staff are counted in the Religious Dwelling required parking (See Note 2). The required parking ratio for Daycare is one space per ten care receivers.
2. Dwelling for Religious Order Parking requirement is based upon one space per three residents. The number of residents is calculated at 33 to accommodate summer living quarters for the Diocesan Seminarians up to 18 in number. The Seminarian use is during the summer only. The remainder of the year there will be 15 members of the Sisters of Mary QM in residence.
3. The most dense parking requirement for office use is one space per 300 square feet of office space. The offices space dedicated to Catholic Social Services would require 78 spaces. However, this allocation far exceeds that actually required as this use is low volume with 20 to 30 client visits per day and 13 staff requiring parking.
4. Of total off street parking provided on the site, none are required to accommodate Pius X uses. However, 42 are dedicated for use by the Pius X High School and not available for other uses.
5. This Land Use/Parking Matrix may be amended to include any of the uses permitted under this Planned Unit Development District, provided that the required number of parking spaces are available as required by the Lincoln Municipal Code, Chapter 27.67, at the time of Building/Occupancy permits or when the change in use occurs.

August 2006

Dear Neighbor of Pius X High School:

As you may know the Lincoln Catholic Diocese purchased the Clark Jeary Retirement Home property in 2004 to ultimately provide additional space for the educational apostolate of Pius X High School. Now that Clark Jeary has moved to its new facility, Pius X High School and the Lincoln Diocese will be using that facility for its educational and religious apostolates in our community. The Diocese has designated the property as the St. Fidelis of Sigmaringen Religious and Education Center. We do not believe that its new function will have any greater impact on the neighborhood than the retirement home that existed on the site for some time.

The Diocese has filed an application for a change of zone for the Clark Jeary property to allow it to be placed in a Planned Unit Development District. This zoning allows for all of the present uses allowed by the current R-1 Zoning designation, as well as additional uses to meet Diocesan needs until Pius X High School can fully utilize the property.

We are enclosing a copy of the Application for the Planned Unit Development District that describes in detail how the property will be used. Please note that as part of this process we have asked for approval to place 46 new parking stalls to the west of the Clark Jeary building and renovate the existing parking to increase the number of stalls from 66 to 91. It is our intent that the former Clark Jeary building would house no use that would require more stalls than the 91 currently planned.

There is a religious order of 15 sisters residing in the North wing of the building. Additionally, students studying for the Priesthood have used the property as a summer residence. Pius will be placing several administrative offices in the building, and using it for faculty and student meeting space. Catholic Social Services intends to move some of its offices to the building while it arranges for new facilities in the downtown area.

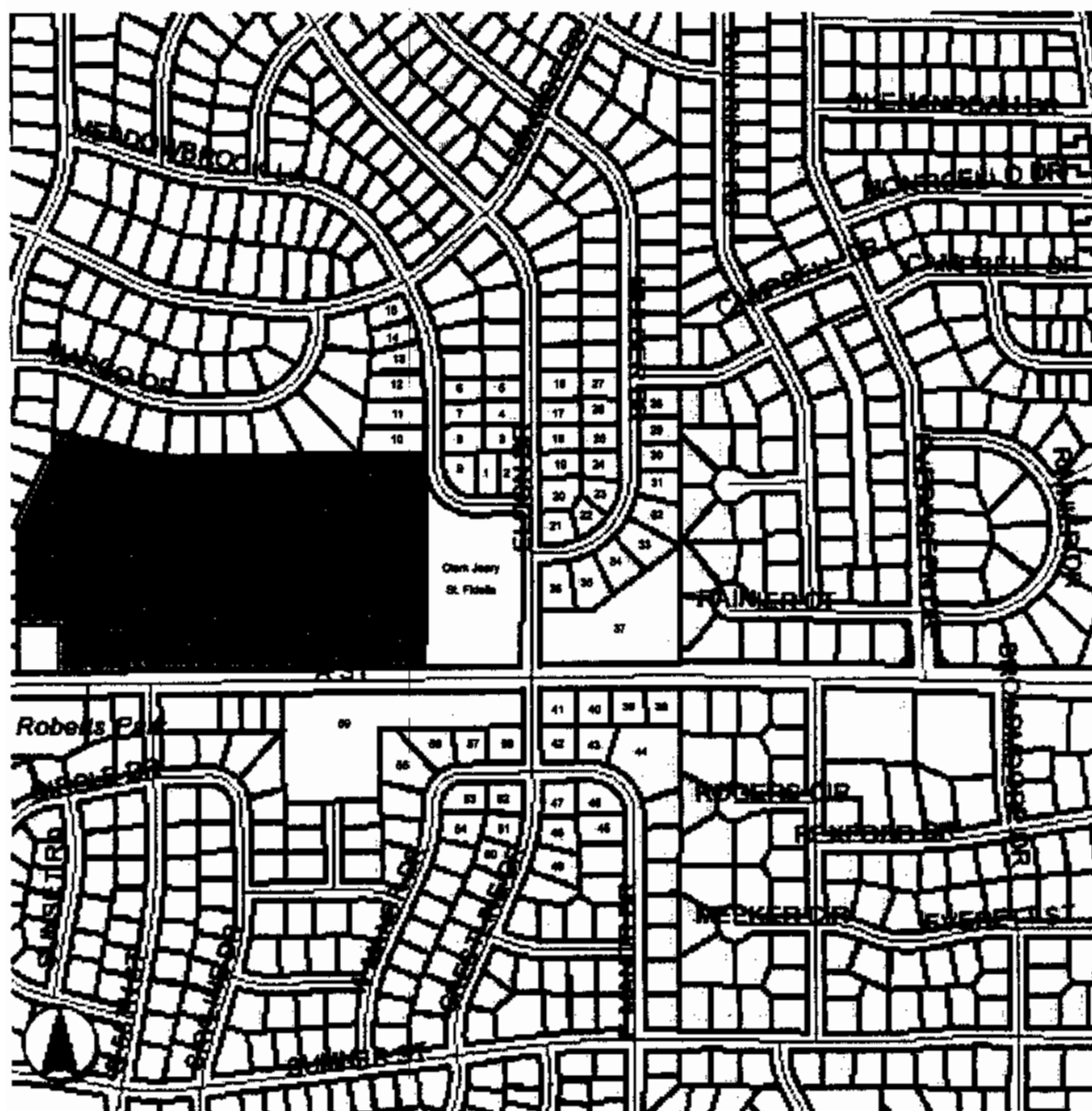
At this time there are no immediate plans for any new building construction on the site, the building will, on the exterior, stay as it is.

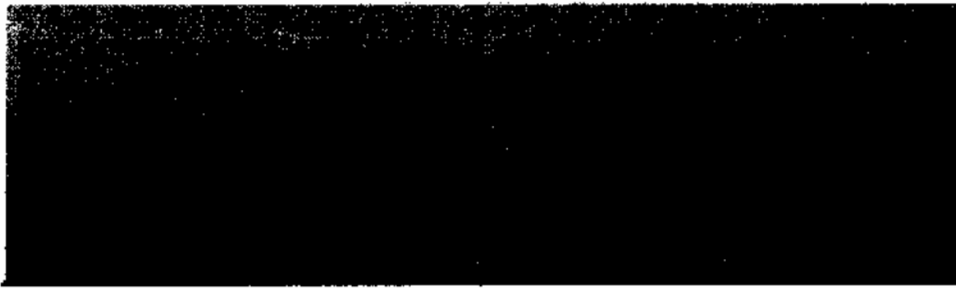
If you have any questions or concerns regarding our plans as described in the attached materials, please contact Marsha Morrison at the Catholic Chancery at 488-0921 and she will be happy to discuss these matters with you.

Attachment "G"

Map	Name	Address
1	WEYMOUTH, LAURA	6110 MEADOWBROOK
2	O'BRIEN, PATRICK B & WENDY	1231 ELDON DR
3	BONTRAGER, DENNIS & PATRICIA	1221 ELDON DR
4	BEHRHORST, KURT R & WHITE, SHANNON	1211 ELDON DR
5	TSAI, CHI QUEI ET AL	1201 ELDON DR
6	WADDLE, SCOTT & MARCY	6036 MEADOWBROOK
7	JACOBSON, JEFFREY A & PAMELA A	6044 MEADOWBROOK
8	STEINBERGER, MARK J & PAULA L	6052 MEADOWBROOK
9	RUDEEN, MATT & BROOKE E	6100 MEADOWBROOK
10	FORBES, MICHAEL R & CAROL M	6051 MEADOWBROOK
11	TRAUDT, BEVERLY A	6041 MEADOWBROOK
12	WESTPHAL, DOROTHY M	6031 MEADOWBROOK
13	WILLIAMS, DONOVAN E & CLARA C	6021 MEADOWBROOK
14	ZIMMERMAN, SHAWN R & MCMURRY, ERIC L	6011 MEADOWBROOK
15	DUNBAR, JEAN C TRUSTEE	5941 SUNRISE RD
16	STROUGH, ELIZABETH J	1200 ELDON DR
17	YOUNGQUIST, GORDON W & VERLA M	1210 ELDON DR
18	MORRISON, AMY C & CHARLES H	1220 ELDON DR
19	POLLACK, LUCINDA S	1230 ELDON DR
20	HIER, DORLEN G, II & NICOLE D	1240 ELDON DR
21	JACKSON, DAVID L & SHERRY E	1250 ELDON DR
22	SPONY-LEYBOLD, DAPHNE	1239 MULDER DR
23	VINCI, ANGELO S & MARIE T	1231 MULDER DR
24	MARCELINO, MICHAEL L & JANET S	1221 MULDER DR
25	KNAPP, JASON M & LORIE L	1217 MULDER DR
26	LEHR-COCHRANE, KATHLEEN	1209 MULDER DR
27	TRACY, JEFFREY M & CARRIE J	1201 MULDER DR
28	APEL, LARRY A & CAROLYN V	1200 MULDER DR
29	MOORE, LARRY L & MELANIE A	1208 MULDER DR
30	GINGERY, STEVEN D	1216 MULDER DR
31	NEAL, KATHLEEN M	1224 MULDER DR
32	LOVE, JAMES C & MARY ANNE	1232 MULDER DR
33	VOTAVA, SCOTT A & LESLIE D	1240 MULDER DR
34	DAMM, PETER H & VERNA JUNE	1248 MULDER DR
35	SAISER, DONALD R & MARJORIE L	1256 MULDER DR
36	UNITARIAN CHURCH OF LINCOLN	1300 ELDON DR
37	UNITARIAN CHURCH OF LINCOLN	6300 A ST
38	SAUER, F J & M COLLEEN	6211 A ST
39	STREETER, MICHAEL E & JENNIFER L	6201 A ST
40	PACKETT, BRAD L & KRISTIN L	6123 A ST
41	CURTIS, KENNETH D & JACQUELINE	1400 CRESTLINE
42	SCOTT, JANET N	1500 E MANOR
43	MATHEWS, DOROTHY J	1510 E MANOR
44	DWORNIK, RALPH & MARILYNN	1519 E MANOR
45	DALTON, EDWARD P & CYNTHIA E	1515 E MANOR
46	SYPAL, KENNETH R ET AL	1501 E MANOR
47	LEAVITT, ROBERT W & CONNIE J	1500 CRESTLINE
48	BECKWITH, DEBORAH W & ROBERT J	1512 CRESTLINE
49	JACOBS, TERESA	1524 CRESTLINE
50	WATSON, MICHAEL J & PAMELA A	1524 CRESTLINE

Map	Name	Address
51	STEVENS, RANDY C & TERESA J	1515 CRESTLINE
52	EASTIN, PATRICIA ANN	1500 W MANOR
53	HLAVA, GWEN L	1510 W MANOR
54	STANGL, LYNN J & DONNA RAE	1514 W MANOR
55	ZETTERMAN, LOWELL V & DIANA L	1521 W MANOR
56	SMITH, L SUSAN	1515 W MANOR
57	DIETRICH, ELDON D & MARY K	1509 W MANOR
58	EICHE, PATRICIA A & MCMASTER, MICHELLE E	1501 W MANOR
59	CHURCH OF THE HOLY TRINITY	6001 A ST





Status of Review: Denied

08/02/2006 9:33:14 AM

Reviewed By Building & Safety

Terry Kathe

Comments: The land use/parking chart needs to be clarified with the uses being requested, the square footage of each and the parking requirement associated to that use.

Amendments to the table would be required if the use and area changes.

Rescind the previous SP at the time this is approved.

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Status of Review: Approved

08/03/2006 7:49:52 AM

Reviewed By Building & Safety

BOB FIEDLER

Comments: approved

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Status of Review: Approved

08/12/2006 11:09:02 AM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Brian Will DATE: August 2, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Pius X High School  
EH Administration PUD CZ #06050

The Lincoln-Lancaster County Health Department has reviewed the change of zone application with the following noted:

Design standards for early childhood care facilities chapter 3.90. Fencing requirements for playground areas for facilities with 13 or more children. When playgrounds are provided adjacent to a residential use, they shall be entirely fenced in with a minimum of a 6 foot high opaque fence or wall for the children's safety and to minimize the visual and noise impacts of the facility.

Plans will also need to show the age range of the children.

Any diaper changing areas will need a handwash sink nearby.

Plans will need to show warewashing and handwashing facilities in the kitchen/food preparation area.

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Status of Review: Active

Reviewed By Planning Department

BRIAN WILL

Comments:

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Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

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Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

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Status of Review: Complete

08/02/2006 12:00:26 PM

Reviewed By Public Works - Development Services

SIETDQ

Comments: Memorandum□□

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To:□Brian Will, Planning Department

From:□Charles W. Baker, Public Works and Utilities

Subject:□Pius X High School PUD, Change of Zone #06050

Date:□August 2, 2006

cc:□Randy Hoskins

□

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Pius X High School PUD, Change of Zone #06050 located at the previous site of the Clark Jerry Retirement Center at 'A' Street and Eldon Drive. Public Works has no objections.

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